

Thatchmont Trustees Meeting February 10, 2020

Present: Chris Bolinger, Neil Golden, Stu Rubinow, Mike Springer

Absent: Sandeep Ghael, Jennifer Havlicek, Alec Holliday; Sheryl Sarkis for Great North

Financials: The reserve fund now is \$529,700, and the operating account balance is \$19,300. We have \$28,300 in outstanding bills for painting and flooring work in the entries. We did not make our usual transfers into the reserve account for January and February; that's normal during heating season and we catch up later in the year.

Old Business

Entrances: 1) Painting and marble/tile cleaning are complete. 2) The ceramic tile looks better in some entries and landings than in others, but it has been cleaned as well as is possible. When the tile glaze has worn off and dirt is ground into the tile over the years, no cleaning will make it look really good again. Some tiles are missing or badly damaged; we will get an estimate for fixing or replacing them, but given their age, matching them may not be possible. We will also get estimates for replacing large sections of tile, but that looks to be difficult and costly: they are set in Portland cement which would have to be broken up and removed – hard work, noisy, dirty, expensive. The alternative is to put wall to wall carpeting in those entries with badly damaged and discolored ceramic tile. 3) Lighting fixtures, new or changed, remain to be done in most entries. 4) The building numbers above the outer doors are unsatisfactory, and we will replace them with much better looking ones.

Finances: We said in the last minutes that we would send owners the 5-year plan we use to predict Association costs and allocate withdrawals from the reserves. We have decided to reformat the report into a form that is easier to understand for people who are not familiar with using or reading spreadsheets; we'll send it to you after that is done.

Landscaping: The needs for Egmont and Thatcher are different, because of the current status of plantings and available sunlight. We are going to ask Sheryl to get proposals from three vendors, to help us decide how to proceed. If anyone wants to assist in the landscaping project, speak to your building rep.

Owners Handbook: The Trustees voted unanimously to accept the revised handbook, which has needed updating for some time. We will post the revised version on the condo website (www.thatchmont.org) and will also send it to the owner mailing list. If you are not now on that mailing list and want to be, register your email at www.thatchmont.org and click on 'mailing list.'

The major revisions to the handbook are in sections G-2: Basement storage bins and G-3: Roofs and roof decks. Section M-24-b explains a new requirement for a deposit from buyers. There are numerous other minor revisions and updates.

Electric car charging: We are still getting information about the Eversource subsidy program and various ways to configure charging stations.

New Business

Roof decks: Anyone building a roof deck must at their own expense install whatever exit and emergency lighting or alarm the building code requires. That equipment may tie into the

Association's junction box in the headhouse for power. Any other electrical outlets on the deck must connect to the deck owner's electrical service.

➔ **Read this about your liability** ⬅: We recently needed to check something with our insurance carrier, and learned something important. There are certain situations where a problem in the unit above you causes damage to your unit, *but the cost of repairing the damage is your responsibility rather than belonging to the owner above you*. On the surface that doesn't seem to make sense, but we've talked to a couple of insurance companies and it's correct. If the damage results from the upstairs owner's negligence (which has precise legal definitions), **they** are responsible for fixing your damage. But if it results from what insurance companies put in the catch-all category "acts of God," then **you** are responsible for repairing the damage, not your neighbor. This only emphasizes the importance of having good homeowner's insurance.

Stu Rubinow
Recording Secretary